

AN ORDINANCE OF SUMTER COUNTY, FLORIDA,
AMENDING THE SUMTER COUNTY CODE BY
DEFINING ACCESSORY FAMILY COTTAGES,
PROVIDING ACCESSORY FAMILY COTTAGES AS
AN ACCESSORY USE IN AGRICULTURAL AND
RESIDENTIAL ZONING CATEGORIES, SETTING
STANDARDS FOR ACCESSORY FAMILY
COTTAGES, PROVIDING AN EFFECTIVE DATE;
AND PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, Sumter County does not have provisions allowing accessory family cottages in agricultural and residential areas, and

WHEREAS, Sumter County recognizes the benefit to the families of the residents of Sumter County to provide for less expensive housing units to meet the needs of family members, and

NOW, THEREFORE, be it ordained by the Board Of County Commissioner of Sumter County, Florida, as follows:

-

Section 1. 13-364 (b) (2) is amended to add the following:

(g) Accessory family cottages shall be allowed in agricultural and residential zoning categories, subject to the following standards:

1. No more than one principal structure and one accessory family cottage dwelling unit shall be permitted on any lot or parcel that is one-half acre or more in size. One principal structure and one accessory family cottage shall be permitted on two or more aggregated lots if, prior to the date that a building permit is issued, the owner shall execute and Sumter County shall record in the public records of Sumter County, at the owner's expense, a legal document prohibiting the subdivision of the aggregated lots.
2. Accessory family cottages may be attached to the principal structure or may be freestanding.
3. The living area of an accessory family cottage shall be at least 400 square feet in size, and may be a maximum of 40% of the gross floor area of the principal residential structure not to exceed 1200 square feet.
4. Both the principal structure and the accessory family cottage must be conventionally constructed (site built) structures.

5. Neither the principal structure nor the accessory family cottage may be a townhouse.
6. The accessory family cottage must be designed and located to be compatible with the appearance of the principal structure as a one family dwelling unit.
7. The construction of an accessory family cottage must not create parking or drainage problems, and must conform to all setback provisions of this code.
8. The principal dwelling unit and the accessory family cottage shall share the same access point and drive.
9. The use of an accessory family cottage is restricted to members of the family residing in the principal structure.
10. The accessory family cottages shall not be sold, transferred, or conveyed as a residential unit separate and part from the principal dwelling unit.

Section 2. Section 13-41 is amended to include the following definition:

Accessory family cottage means a conventionally constructed dwelling unit, attached or freestanding, allowed as an addition to a principal dwelling unit of conventional construction, in agricultural or residential zoning categories. The unit must meet minimum and maximum size restrictions as defined in this chapter.

Section 3. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Sumter County Code and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

Section 4. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. This ordinance shall take effect as provided by law.

Section 6. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not effect the validity of the remaining portion.